

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

**If you have any questions regarding this notice, contact the Orange County Planning Division, 407-836-5600, email: [planning@ocfl.net](mailto:planning@ocfl.net)**

**Para más información, referente a esta vista pública con respecto a una audiencia pública sobre propiedad en su área/vecindad, favor comunicarse con la División de Planificación, al número, 407-836-8181.**

The Orange County Board of County Commissioners will conduct a public hearing on **January 13, 2026, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

**Applicant:** Christopher Leppert, Kimley-Horn and Associates, Inc., The Quadrangle Planned Development (PD), Case # CDR-25-05-095

**Consideration:** A PD substantial change to split PD Tract 12 into Tracts 12A and 12 B. The request is to assign the existing 103,000 sf of office uses to Tract 12A, and to use the approved trip equivalency matrix to convert 147,808 sf of office uses to 900 student housing bedrooms to be assigned to Tract 12B. The following waivers from Orange County Code are being requested: 1. A waiver from Orange County Code 38-1259(3) is requested to allow nine hundred (900) student housing beds, in lieu of seven hundred and fifty (750) student housing beds for tract 12B only. 2. A waiver from Orange County Code 38-1476(a) is requested to allow 0.90 parking spaces per bedroom, in lieu of one (1) space per bedroom for tract 12B only. 3. A waiver from Orange County Code 38-1254(d)(2) is requested to allow a building height up to eighty-five (85) feet, in lieu of forty (40) feet for tract 12B only; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 5; property located at 11486 Corporate Boulevard; South of Corporate Boulevard/ West of Quadrangle Boulevard / North of University Boulevard / East of Rouse Road; Orange County, Florida (legal property description on file in Planning Division-see map on reverse side)

You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners; Orange County, Florida